

**BOARD OF COUNTY COMMISSIONERS  
AGENDA ITEM SUMMARY**

Meeting Date: October 16, 2002

Division: Growth Management

Bulk Item: Yes X No     

Department: N/A

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**AGENDA ITEM WORDING:**

Approval of recommendations of the Selection Committee to select the firm of HOK Planning Group to prepare a US 1 Corridor Enhancement Plan for Big Pine Key and direct staff to enter into contract negotiations with this firm.

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**ITEM BACKGROUND:**

As a part of the implementation of the Livable CommuniKeys Program, the Florida Keys Scenic Highway Corridor Management Plan, and the Overseas Heritage Trail Master Plan, it is necessary to look at the possibility of enhancing the visual quality along US 1. A Notification of Request for Proposals was placed by the Purchasing Department. The Selection Committee, of four representatives from the Growth Management Division received eight proposals for review. Each proposal was evaluated and ranked according to points based on objective evaluation criteria. The four top-ranked firms were selected at a committee meeting on September 19<sup>th</sup>, 2002 and interviews were held on September 30<sup>th</sup>, 2002. Based on the objective scoring criteria and the interview sessions, the Selection Committee recommends the following ranking of the qualified firms: 1. HOK Planning Group 2. OBM Miami, Inc., and 3. Borrelli & Associates. The Selection Committee recommends that the BOCC approve the selection of HOK Planning Group as the consulting firm to prepare the Big Pine/US 1 Corridor-Area Enhancement Plan and direct Growth Management Division staff to enter into contract negotiations with HOK Planning Group.

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**PREVIOUS REVELANT BOCC ACTION:**

June 19<sup>th</sup>, 2002: the Board approved a Request for Proposals for the preparation of a US 1 Corridor-Area Enhancement Plan for Big Pine Key.

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**CONTRACT/AGREEMENT CHANGES:** N/A

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**STAFF RECOMMENDATIONS:** Approval.

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**TOTAL COST:** ~ \$35,000


**BUDGETED:** Yes X No     

**COST TO COUNTY:** ~ \$10,000

**REVENUE PRODUCING:** Yes N/A No      **AMOUNT PER MONTH** N/A **Year**     

**APPROVED BY:** County Atty N/A OMB/Purchasing N/A Risk Management N/A

**DIVISION DIRECTOR APPROVAL:**

  
Timothy J. McGarry, AICP

**DOCUMENTATION:** Included X

To Follow     

Not Required     

**DISPOSITION:**     

**AGENDA ITEM #** 77

# County of Monroe

## Growth Management Division

2798 Overseas Highway  
Suite 400  
Marathon, Florida 33050  
Voice: (305) 289-2500  
FAX: (305) 289-2536



## Board of County Commissioners

Mayor Charles "Sonny" McCoy, Dist. 3  
Mayor Pro Tem Dixie Spehar, Dist. 1  
Comm. Murray Nelson, Dist. 5  
Comm. George Neugent, Dist. 2  
Comm. Bert Jimenez, District 4

## MEMORANDUM

TO: Monroe County Board of County Commissioners

FROM: Timothy J. McGarry, Director  
Growth Management Division *TM*

DATE: September 30, 2002

SUBJECT: **Review of Request for Proposals (RFP) - Professional  
Services to prepare the Big Pine/US 1 Corridor-Area Enhancement Plan**

### Background

On June 19, 2002, the Board of County Commissioners approved a request for consulting firms to submit Statements of Qualifications for the following:

**"PROFESSIONAL SERVICES TO PREPARE  
BIG PINE/ US 1 CORRIDOR AREA ENHANCEMENT PLAN  
FOR MONROE COUNTY [FLORIDA KEYS]"**

The purpose of the Request for Statements of Qualifications was to solicit responses from consulting firms interested in preparing a US 1 Corridor Area Enhancement Plan for Big Pine Key as part of the implementation of the Livable CommuniKeys Program, Florida Keys Scenic Highway Corridor Management Plan, and the Overseas Heritage Trail Master Plan. The US 1 Corridor Area Enhancement Plan is intended to analyze methods and alternatives to public and private property improvements to enhance the visual quality of the landscape along US #1 and identify bicycle and pedestrian improvements. Issues to be addressed shall include visual enhancement, bicycle and pedestrian safety, appropriate parking and identification and enhancement of Big Pine Key's "sense of place". The exercise shall result in graphic alternatives, recommendations on the development of specific land development regulations necessary to facilitate and maintain improvements and community character, recommendations to improve bicycle and pedestrian access on Big Pine and an implementation plan.

A notification of Request for Statements of Qualifications was advertised on July 23, 2002. Eight responses were received by the closing date of September 12, 2002. The firms were: The Corridino Group, Urban Resource Group, Glatting Jackson Kircher Anglin Lopez Rinehart, Inc.,

Group, Civic Design Associates, Borrelli & Associates, Hellmuth, Obata + Kassabaum (HOK), Inc., and OBM Miami, Inc.

The proposals were evaluated by a Review Committee consisting of Marlene Conaway Director of Planning and Environmental Services, Liz Holloway, Bicycle and Pedestrian Planner, Sheryl Bower, Scenic Highway Coordinator, and Robert Will, Comprehensive Planner.

### **Elements to be Evaluated in the RSQ**

In their proposals, respondents were requested to demonstrate their firm's and project team's qualifications and experience to address the following elements of the proposed US 1 Corridor Area Enhancement Plan for Big Pine Key:

1. Initial Site Assessment: The consultant will conduct a "kick off" site assessment on-site with appropriate governmental representatives to identify area of focus, key area stakeholders, determine the range of issues, collect data maps, and other information provided by the Monroe County Planning Department.
2. Planning Session: The consultant will conduct a one and a half-day charrette. The following provides a basis for activities to be accomplished during the one and a half days.
  - a. The first morning of the session will be spent brainstorming with stakeholders and interested parties to identify the Big Pine Key aesthetic and determine alternative alignments for bicycle and pedestrian improvements. The Brainstorming session should also seek to answer such questions as: what do people like about the look of Big Pine- (what is the Big Pine aesthetic?), identify the areas that would benefit the most from low cost improvements and from improved landscaping or buffering, recommend improvements to publicly owned properties, a discussion of constraints and opportunities, and the identification of feasible incentives to private property owners to improve properties. The participants may be separated into groups, depending upon level of attendance.
  - b. In the afternoon, the consultant will prepare alternative conceptual renderings, "before and after" photo renderings and recommendations based on the morning session and stakeholder input. Later in the afternoon the entire group will reconvene for a progress update and discussion on proposed alternatives.
  - c. The following morning the design consultants will update/revise graphic presentation based on the previous day's afternoon meeting. The planning consultant will, along with interested stakeholders develop recommendations to be included in the final report on proposed incentives, possible ordinance/guideline language and implementation strategy
  - d. The Charrette will end late morning with a presentation to all by the consultant on the final draft product.

3. Follow up: Within 2 weeks from the completion of the charrette, the consultant will document the results of the Charrette, including summary and compilation of information and ideas generated, the conceptual drawings and background information in a (draft) Charrette Report (document will be in color in an 11" x 17" format (3 copies and disk to be provided)). The report shall also include an Implementation Plan, to outline feasibility, estimated costs, design guidelines, proposed ordinance language and potential funding sources. Staff will review the draft report and recommend revisions to the consultant. Following the revision the consultant shall submit final version of the report (10 color bound copies and electronic format). The consultant shall also make a presentation to the Monroe County Planning Commission and Board of County Commissioners (BOCC). The BOCC shall have final approval authority over the plan.

### **RFP Review Criteria**

The Review Committee evaluated and ranked each firm based on the following criteria:

- The responsiveness to the RFP
- Consultant team members' make-up and qualifications
- The team members' individual experience on similar projects
- The consultant's implementation rate with similar projects
- The consultant team's references
- How well the consultant demonstrates an understanding of the parameters, opportunities and constraints of the project
- The quality of the work plan presented
- The time frame indicated by the consultant
- The proposed budget
- The public participation experience of the consultant team
- Equal opportunity employer (EOE) standards

At its meeting on September 19, 2002, the Review Committee discussed their evaluations of the submitted responses and discussed the individual firms. Based on the evaluations and previous experience with many of the firms who submitted proposals, the committee selected four firms to interview for further consideration. Civic Design Associates, Borrelli & Associates, HOK Planning Group, and OBM Miami, Inc. were selected for the round of interviews. After interviewing, the committee members have ranked the firms in the following order:

1. HOK Planning Group
2. OBM Miami, Inc.
3. Borrelli & Associates
4. Civic Design Associates

Copies of the four firms' responses are included in this agenda packet.

**Recommendation**

The Review Committee recommends that the BOCC select HOK Planning Group to prepare the US 1 Corridor Area Enhancement Plan for Big Pine Key. Should the Commission select HOK Planning Group, the BOCC should direct Growth Management Division staff to enter into contract negotiations with this firm.

Enclosures



# Planning Group

11 September 2002

Attention: **Mr. Timothy J. McGarry, AICP**  
Director of Growth Management, Growth Management Division  
c/o Purchasing Office  
Monroe County Purchasing Department  
1100 Simonton Street, Room 2-213  
Key West, FL 33040

Re: **Request for Proposals for  
Professional Services to Prepare a  
Big Pine Key/US 1 Corridor Area Enhancement Plan  
For Monroe County [Florida Keys]**

Dear Mr. McGarry,

The HOK Planning Group is pleased to present you with this qualifications package for Planning, Urban Design, Landscape Design, Transport and Traffic Engineering and Public Involvement Services for the above captioned project. We are excited about the opportunity to be a partner with Monroe County in developing a vision for the future of Big Pine Key/US 1 Corridor Area as a *unique destination, a great place to live and work, an active place to visit* and *an ecologically sustainable environment*. We are confident that you will find our qualifications and experience to be consistent with your goals.

Urban design, planning and engineering of the sort proposed for this portion of Monroe County are among the most important of all planning and urban design efforts. They permit us to consider our community and environment as among our most valuable assets. Urban enhancement has the potential to breathe new life into developed areas through conceptual and perceptual planning techniques that balance the physical, functional, economic, social and environmental components. This process of developing plans for urban enhancement requires *precise* and *sensitive interventions* and *seamless integration with the existing fabric*. In the Big Pine Key/US 1 Corridor Area, there is also the need to coordinate these proposals with many exciting recent, new and ongoing projects and studies that will ensure the area's future.

While the HOK Planning Group has a long history of local and international planning experience, our recent involvement with projects such as the *Brickell Village Streetscape Guidelines* and the *Coral Way Thoroughfare Beautification Master Plan*, both in Miami, Florida; the *Gainesville Downtown Redevelopment Streetscape Plan* in Gainesville, Georgia and the *Court Street Pedestrian Streetscape Plan* in Greenville, South Carolina underscore our commitment and enthusiasm for streetscape design, transportation and land use interfaces, mixed use planning, historic planning and revitalization and public participation.

Atlanta  
Dallas  
Hong Kong  
Houston  
Miami  
New York  
St. Louis  
San Francisco  
Tampa  
Toronto  
Washington, DC  
Berlin  
Brisbane  
Chicago  
Greenville, SC  
Hong Kong  
Irvine, CA  
Kansas City  
London  
Los Angeles  
Mexico City  
Orlando  
Ottawa  
Seattle  
Tokyo  
Warsaw



Recent articles in *The Miami Herald* and *Miami Today* commending proposals put forth in the Brickell Village Streetscape Guidelines reflect the immense potential importance and significance of the Big Pine Key/US 1 Corridor Area Enhancement Plan.

We have assembled the best talent from across our network for your project. Our **New Urban Studio**, which includes several key professionals formerly with the office of renowned town planner Andres Duany, are experts in the area of *insightful revitalization* as it relates to existing urbanism and in *the most successful concepts and mechanisms for city and community development*. The Studio, based in South Florida, will be augmented by key personnel from St. Louis and Washington, D.C. who are experts in ecological/sustainable landscape design and community/public engagement and project implementation. Rounding out the team are our colleagues from **Hall Planning & Engineering, Inc.** HPE has a longstanding, successful practice in Florida, focusing on the *interface between transportation planning and land use planning/urban design*.

We have found that in many cases, the process is as important as the product. The Team proposes to approach this assignment as a "think tank" or *charrette* process, based on a very interactive approach with the designated project representatives. This process will allow for the testing of *alternative design approaches and strategies*, which will *evolve into the appropriate solutions* for the Big Pine Key/US 1 Corridor Area.

The HOK Team believes Monroe County will find our qualifications, experience and capacity focused to respond to the needs of the County. We appreciate the opportunity to submit this material and are extremely excited about the prospect of working with the County on this endeavor. We wholeheartedly commit our energetic participation to work in partnership with you to develop a highly workable and outstanding corridor enhancement strategy and plan.

On behalf of the talented members of our multi-disciplinary design team, we look forward to meeting with you to further to present additional qualifications, and initial impressions for the project. It is our strongest desire to work with the County and to be your partner in this project. Please feel free to contact us at (305) 573-5101, for any questions or for additional information.

Sincerely,

A handwritten signature in black ink, reading "Oscar Mauricio Castro" followed by a stylized flourish.

Oscar Mauricio Castro  
Associate  
The New Urban Studio  
The HOK Planning Group

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**Report on the Firm**

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**Project Approach and Estimated Schedule**

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**Additional Information**



## The HOK Planning Group



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### Market Offerings

Transportation  
Community  
Corporate  
Urban Revitalization  
Commercial  
Education  
Hospitality  
Recreation  
Federal

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### Office Locations

Atlanta  
Hong Kong  
Houston  
Miami  
New York  
St. Louis  
San Francisco  
Toronto  
Washington, D.C.

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### Staff Expertise

Landscape Architects  
Urban/Regional  
Planners  
Urban Designers  
Architects  
Community/Govern-  
ment Relations  
Specialists  
Environmental  
Engineers  
Civil Engineers  
Cost Analysts  
CADD Technicians  
Web Programmers

Responding to the growing need to fully understand the environmental, design, and economic implications of growth, expansion, redevelopment and construction, HOK has assembled a staff capable of undertaking the most demanding planning, urban design, and landscape architectural assignments.

The HOK Planning Group has more than 40 years of diversified experience with more than 60 design professionals in 9 of HOK's 26 offices worldwide.

Our clients include developers, institutions, corporations, and government agencies. Projects have been successfully completed throughout the United States, Central America, Europe, the Middle East, Asia and the Far East. These projects have been directed toward the improvement of urban areas and the revitalization of our cities and towns, the development and growth of areas located on the urban fringes and beyond, and the conservation and rehabilitation of the world's landscape.

The HOK Planning Group is committed to delivering the highest quality work, to recruiting and retaining the best and brightest people, to exceeding our clients' expectations, "raising the bar" in our profession and to furthering the success of HOK.

To The HOK Planning Group, the essence of planning is to provide a connection. Good planning creates an environment that enhances and relates to the world around it: to a region or community's people, culture, social consciousness, image, aesthetics, economy and natural environment.

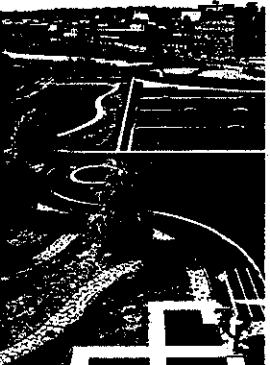
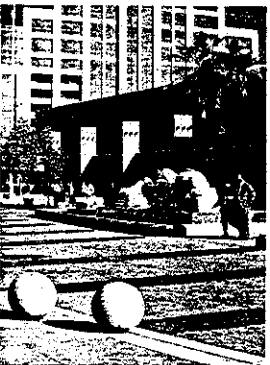
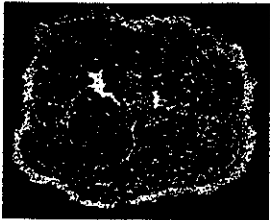
The HOK Planning Group takes our mission seriously. Whether providing the site design for a single building or corporate campus, planning a park or an entire city, The HOK Planning Group is committed to creating quality environments with enduring value.

*The HOK Planning Group's mission is to deliver exceptional planning and design solutions through the creative blending of human need, environmental stewardship, science and art.*

### Planning Services

The HOK Planning Group offers a full range of planning services from the regional scale to site-specific design. As one of the largest planning groups in the world, providing client services for over 40 years, we are experienced in solving complex planning problems with a strong emphasis on client needs, the environment, and budget realities. Services offered include, but are not limited to, the following:

**Master Planning** - Master Planning provides for the orderly development of land in logical phases while remaining sensitive to the environment, program needs, client goals and objectives, and market and economic realities. Comprehensive analysis of the physical characteristics of the site and the regional context is combined with a thorough understanding of the development goals and objectives of the client to produce a concept plan. This is then developed into a master plan that addresses the location and interrelationships of all the program



elements, their physical requirements, and the circulation and infrastructure systems. Budget goals and development phasing are also addressed at this time.

Finally, the master plan must present a strong project image and be flexible to accommodate future needs and program changes.

**Development Planning** - Development Planning services include physical and program/budget analysis as well as the analysis of federal, state, and local regulatory requirements and zoning regulations. A thorough understanding of construction costs, schedule market requirements, and client goals, combined with an exciting, well-designed plan is our goal.

**Urban Planning and Design** - HOK planners are in a unique position to offer urban planning and design services that include in-house expertise such as landscape architecture, architecture, programming, and engineering. We are experienced in working with governmental agencies as well as private developers and neighborhood action groups.

**Park and Recreational Planning** - Park and Recreational Planning includes planning services for national, state, regional, and local parks as well as zoos and private recreational development. The process includes environmental and resource analysis and recreational programming. Climates as well as cultural and historical influences are important factors.

**Highway Enhancement** -As older urban highways are being rebuilt and upgraded throughout the United States, there is a growing national insistence that the new generation of urban highways be an aesthetic amenity to their communities as well as efficient carriers of traffic. HOK has developed a unique capability in the aesthetic design of urban highways. HOK has worked with state highway departments, toll road and turnpike authorities, city governments, consulting engineering firms, and private property owners on major highway projects. Our experience has schooled us in the safety, constructibility, maintenance and cost issues that dictate highway engineering practice. We have learned to work within these strict parameters to create an award-winning aesthetic quality for urban highways.

**Landscape Architecture** - Landscape Architecture services are, at times, provided as freestanding services and, at other times, as part of a full service contract. In many cases, they are the implementation phase of a project that began as a Master Planning effort.

This service includes the placement of all program elements on the site in the most harmonious, efficient, aesthetic, and environmentally sensitive way. We design all the site elements including roads, parking, plazas, and fountains as well as site planting and grading from the conceptual design phase through contract documents and the construction phase.

theHOK**Planning**Group  
Organizational Structure

**HOK Executive Committee**

**Advisory Council**

- Outsided HOK'ers
- Academic
- Business
- Industry
- Technology

**Planning Board**

Crawford, Wilson, Palmer, Liss-Katz, Sensel, Fetterman, Belden, Putterman, Greene, Marshall, Wong, Smith, Doi

**Planning Group Practice Leadership**

Operations Director

Bob Belden / Bill Palmer

Practice Director

Chip Crawford

Marketing Director

Monte Wilson

Business Manager

Stacy Sensel

HR Director

Pam Price

IT Director

TBD

Marketing Manager

Diane Patterson

Group Communications

Jeannette Thompson

Marketing Coordinators

Diane Patterson, Staci Stiff, Brooke Facente

**Locations / Groups**

Location	HOU	HK	NYC	ATL	SF	STL	TOR	NUS
Location Leader	TBD	Wong	Palmer	Putterman	Liss-Katz	TBD	Marshall	Greene

**Market Offerings –**

Leader

**Transportation - TBD**

**Community – TBD**

**Corporate – (per location)**

**Urban Revitalization – TBD**

**Commercial – TBD**

**Education – Wilson**

**Hospitality – TBD**

**Recreation – TBD**

**Federal – Joel Putterman**

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**Core Councils**

Sponsors & Location chairs: - chairs in bold

Design

1. Sara Liss-Katz
2. Chip Crawford
3. Ron Slade
4. Barbara Budzinski
5. Chuck Brandau
6. Kevin McCarthy
7. Gunta Mackars
8. Dennis Reynolds
9. Mauricio Castro

Marketing

1. Monte Wilson
2. Doug Smith
3. Dwight Rozier
4. Kate Bakewell
5. Staci Stiff
6. Brooke Facente
7. Rob Marshall
8. Colin Greene
9. Chi Chung Wong

Operations

1. Bill Palmer
2. Bob Belden
3. Bill Burke
4. Chris Hlavinka
5. Lee Pollock
6. Kathy Doi
7. Joel Putterman
8. Rob Marshall
9. Senen Antonio

Service Delivery

1. Jim Fetterman
2. Neil Eisenberger
3. Wind Huang
4. Brett Mann
5. Eric Sirois
6. Tom Hook



Hall Planning & Engineering, Inc. is a transportation planning and engineering firm specializing in multiple practice areas within the transportation profession. Richard A. Hall, P.E. is President of HPE and is a registered professional engineer. Based on his extensive transportation planning and conceptual design experience, the firm focuses on both Planning and Preliminary Engineering, especially the vital interface between Planning and Design. Transportation aspects of community plans, subarea/sector plans and corridor studies are key HPE emphasis areas. Expert witness, public participation and charrette tasks are routinely performed by HPE and traffic engineering, site impact studies and private and public growth management related studies are also special skills. Other practice areas of the firm include hurricane evacuation studies and calculation of the all important evacuation clearance times and specialty data collection including origin/destination and trip generation studies.

Rick Hall served as a Visiting Professor at the Florida State University Department of Urban and Regional Planning and taught land use/transportation issues at the masters degree level. Extensive readings in the "New Urbanism", neo-traditional neighborhood design and other emerging concepts led to a strengthened commitment to land use based transportation planning. Beyond just connecting land uses with pipe-like fittings, streets and other modal facilities should encourage desired development. This academic background combined with active charrette and workshop design experience makes the firm uniquely qualified to deal with controversial transportation and land use projects.

Edward R. (Ted) Mack, Jr. is a member of the American Institute of Certified Planners (AICP). He has extensive experience in land use planning, transportation planning, and land development regulations, both as a consultant and with a local government planning agency. He has also directed the planning activities of a major housing-related trade association and has taught courses in urban planning as an adjunct professor in the Department of Urban and Regional Planning, Florida State University.

As a consultant in Tampa and Tallahassee, Mr. Mack has primarily served city, county and private clients in Florida and the Southeast. In the public realm, he was Chief of Comprehensive Planning and Planning Director of the Tallahassee-Leon County Planning Department. Mr. Mack is expert in working with interested citizens, review committees, elected officials, and other governmental agencies to resolve local planning issues.

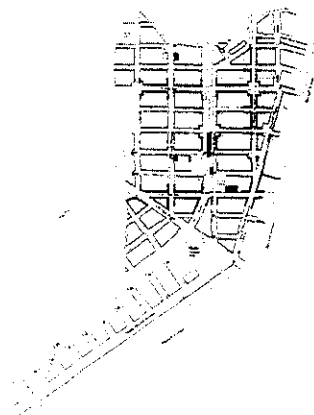
HPE staff has worked throughout the nation. The company is located in Tallahassee, in convenient proximity to vital state agencies in the capital city.

Hall Planning & Engineering, Inc.  
1237 North Adams Street • Tallahassee, FL 32303  
Ph. (850) 222-2277 • Fax (850) 222-6555  
[www.hpe-inc.com](http://www.hpe-inc.com)

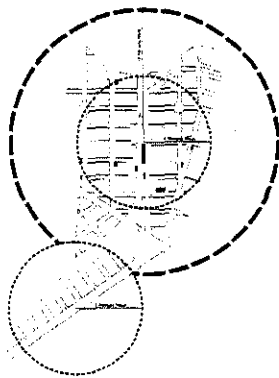
Miami, Florida

2002

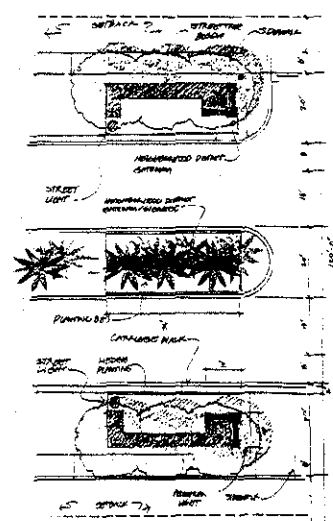
Maria Nardi  
City of Miami Planning &  
Zoning Department  
305-416-1410



### Regulating Plan



### *Pedestrian Plan*



Entry Marquee

The Streetscape Guidelines for Brickell Village are intended to provide a simple unifying codification system to the public spaces in the neighborhood. This will be achieved through the careful description of the three elements that give Brickell Village its distinct identity and character – Streetscape, Architecture, and Urbanism. These three elements are all organized according to a single Regulating plan. The Regulating Plan is a map that creates different Zones in the Brickell Village area, which are based on development intensity. Each Zone is then defined by the appropriate dispensing of the elements of Streetscape, Urbanism and Architecture.

These guidelines are intended to enable and qualify the community of the Brickell Village, Miami, Florida, an area of approximately 145 acres of existing city blocks to follow the traditional American City neighborhood development and transit oriented development within a system of tiers. It encourages development patterns, through incentives rather than prohibition. It integrates instructions for the appropriate implementation of plans. These guidelines also encourage the transfer of development rights to secure open space to the public, thereby promoting a traditional urban fabric intended for the interest of the public.

theHOK**Planning**Group

## Court Street Pedestrian Streetscape

Master Plan

Greenville, South Carolina

### Size

4 city blocks

### Completion

1998

### Reference

Mr. Don Fogle

City of Greenville

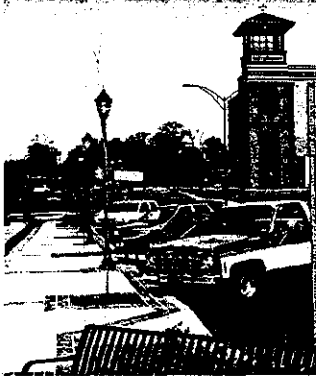
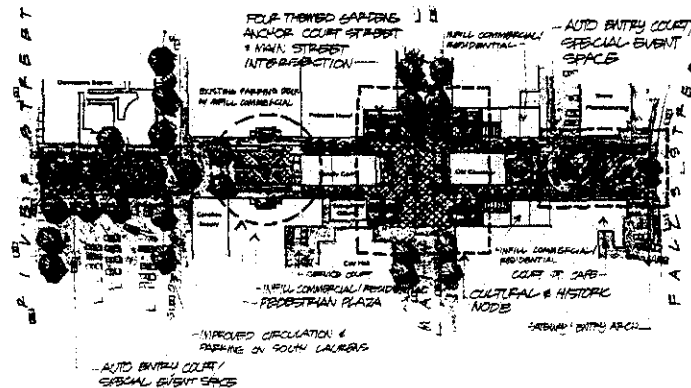
Engineering Department

206 South Main Street

Greenville, SC 29602-

2207

Phone: (864)467-4400



HOK won the urban design competition by the City of Greenville for the program development and the master plan for the Court Street Pedestrian/Streetscape Corridor contract. This project entailed developing an urban and historic contextual analysis of a ten block area in the historic municipal district. HOK was awarded the contract to develop a final master plan utilizing community workshop methods. The City followed with a contract for construction documents with an estimated budget of 2 million dollars. This corridor has three buildings which are mid-rise structures built in the late 19th and early 20th Century and look down on the intersection which was the site of the settlement of the town. The master plan recognizes the historic value and nature of the space and develops a pedestrian oriented core that celebrates the history and proposes spaces that function for special event uses.

2000 Merit Award from the American Society of Landscape Architects – Georgia Chapter  
*Court Street Redevelopment Master Plan and Construction Documents*

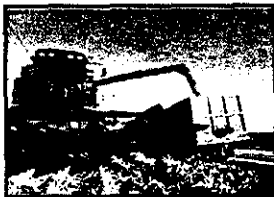
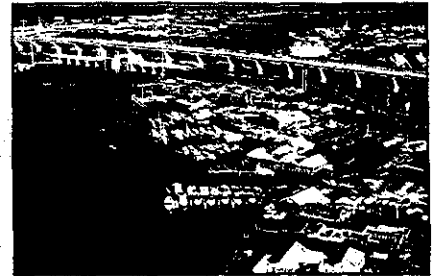
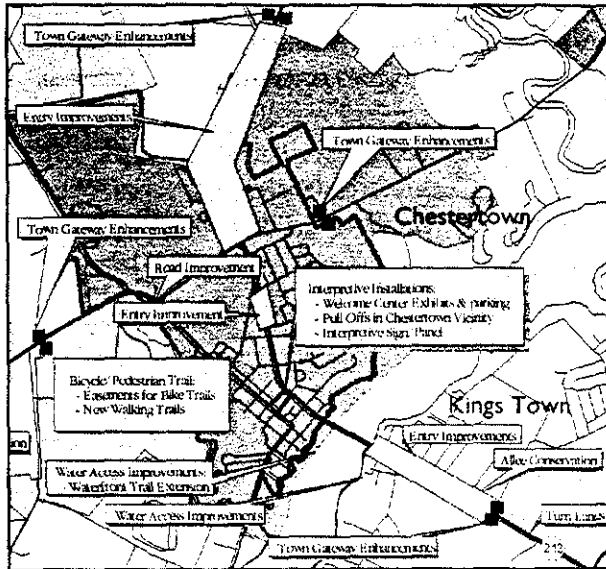
## Chesapeake Country Scenic Byway Corridor Management Plan

Queen Anne's, Kent and Cecil County, Maryland

**Completion**  
2001

### Reference

Gail Webb Owings  
Director of Planning  
Kent County  
Department of  
Planning and Zoning  
400 High Street  
Chestertown, MD  
21620  
(410) 778-7475  
gowings@kentcounty.



The Chesapeake Country Scenic Byway celebrates life on Maryland's Upper Eastern Shore. The Byway knits together the region's most unique resources—its working landscapes and waterfronts, historic town centers, recreation sites and pristine natural areas—and provides direct access to heritage destinations and unique scenic beauty.

The Corridor Management Plan for the 82-mile Byway, developed through a unique, multi-jurisdictional collaboration between Queen Anne's, Kent, and Cecil Counties and the State Highway Administration, includes a detailed analysis of intrinsic qualities, a report on community visions and goals, and recommendations for the conservation, celebration and improvement of the byway's best features. Plan strategies and initiatives focus on resource interpretation, orientation and way-finding; improving town centers and edges; improving access to the Bay and its rivers; and ensuring a safe, pleasant travel experience.

The Plan served as the basis for the application and award of several Scenic Byway grants and the route's designation as a National Scenic Byway (announced June 13, 2002).

*Work described here and the images that accompany them are representative of the work performed by Steven Schukraft of The HOK Planning Group during his employment by Mary Means & Associates, Inc.*

## Gainesville Downtown Redevelopment

Streetscape Plan  
Gainesville, Georgia

### Size

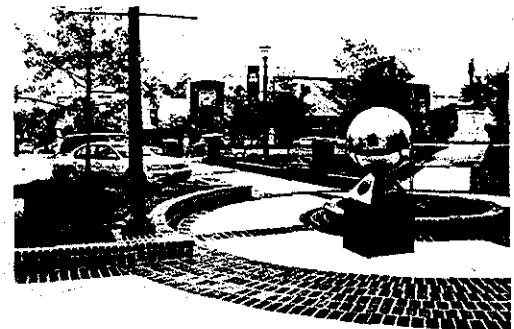
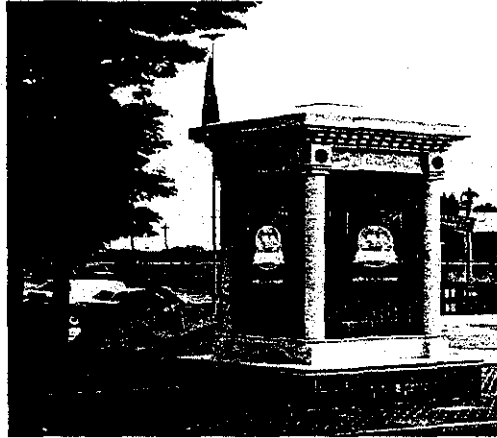
602,755 sf  
8.61 acres

### Completion

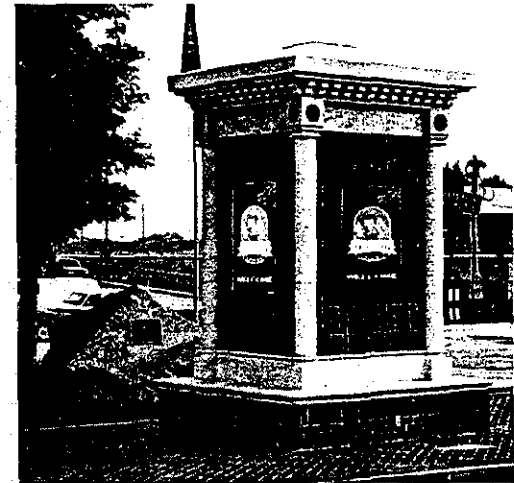
1999

### Client Reference

David D Griscom  
Assistant Director  
City of Gainesville  
Public Works Department  
PO Box 2496  
Gainesville, GA 30503  
770-535-6882 - phone  
770-531-2674 - fax  
dgriscom@gainesville.org



With the turn of century, the City of Gainesville took the task of redeveloping the historic downtown. HOK was selected to master plan and design the first and final phase of the project. Our work involved the first stage development of a bikeway and pedestrian system that radiated outward from the CBD. Design concepts and analysis were presented in public hearings and workshops as part of the scope of project. As a result of these valuable meetings, extensive information was identified for the design. Construction documents were produced to address vehicular circulation, parking, street crossing and pedestrian accessibility around the historic square. Our hardscape design used brick and concrete material to create an unique architectural accent which is complimented by period furnishings and plant materials. The first phase of work redeveloped half of the historic downtown and initiated a bikeway system that connects to a greenbelt park that leads to Lake Lanier approximately one mile away. Both Phase I and Phase II of this project was ISTEA funded through Georgia Department of Transportation.





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## CR 30-A TRANSPORTATION STUDY

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### LOCATION:

South Walton County, Florida

### DESCRIPTION:

Hall Planning & Engineering, Inc. was contracted by Walton County to examine new roadway improvements on CR 30-A, the 18.3 mile road that runs along the South Walton County coastline.

One primary project objective was to organize parking in the corridor more effectively and to establish a bike path conceptual design to satisfy recreational needs in the South Walton area. Additional concerns within the corridor included the use of state-of-the-art traffic calming techniques to achieve the speed limits already set in the area. Parking in residential and commercial areas on CR 30-A, and immediately off CR 30-A in the corridor was carefully studied. Key elements of this design were made available prior to the resurfacing.

As a major part of this project, HPE led three Focus Group discussions. The participants of these meetings include county officials, local developers, and residents. The purpose of the initial Focus Group meeting was to discuss the conceptual design for CR 30-A. Concepts were elicited from the participants to determine what characteristics are wanted or not wanted along CR 30-A. The second Focus Group meeting was held after the initial concepts had been formulated into preliminary designs. The final Focus Group meeting was held to present the refined conceptual designs that were incorporated into the CR 30-A design plans.

### CHRONOLOGY:

Work was completed in November 1998.

Fee: \$20,000

### CONTACT:

Commissioner Van Ness Butler, Jr.  
Walton County Commission  
Post Office Drawer 689  
DeFuniak Springs, Florida 32433  
850/231-6266

## **Oscar Mauricio Castro**

Associate/Town Planner and Urban Designer

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### **Education**

University of Miami  
Master of Architecture  
1994

Pontificia Universidad  
Javeriana  
Bachelor of Architecture  
1992

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### **Registration**

Registered Architect,  
Colombia,  
Matricula: 2570044272CND

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### **Professional Affiliations**

Congress for the New  
Urbanism,  
Member

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### **Awards and Publications**

The Miami Herald, -  
"Downtown Hollywood  
Beach", 1999.

Sun Sentinel - "What to do  
with the Beach?", 1999.

The New City - "New Town  
for Williamsburg", 1995.

Harrison Street Design  
Competition - Winning  
Entry, 1995.

A New Town for  
Williamsburg - Honorable  
Mention, 1995.

Cities of the Caribbean, The  
Cuban Museum of Art and  
Culture, 1994.

Mr. Castro joined HOK's New Urban Studio as an Associate in 2000. Trained as an architect, with a Master's Degree in Architecture and Suburb and Town Design, Mr. Castro has twelve years prior experience with Duany Plater-Zyberk & Company. Mr. Castro is widely regarded as one of the top planners ever trained by the firm and has been instrumental in the design and implementation of several projects designed in collaboration with Leon Krier. Mr. Castro is experienced in transforming schematic designs into real documents for engineers and contractors, ensuring the seamless realization of an artistic plan. He also has several years of experience in traditional planning in Europe and South America.

**Coral Way Thoroughfare Beautification Master Plan, Miami, FL** - Development of planning, urban design, architectural and landscape guidelines for streetscape improvements.

**Brickell Village Streetscape Guidelines, Miami, FL** - Development of planning, urban design and landscape guidelines for streetscape improvements.

**Triangle Metro Center, Durham, North Carolina** - Master Plan and development guidelines for a 25-acre mixed use intermodal hub.

**Design Code for Park Place South, Atlanta, Georgia** - Regulating Plan, Urban, Architectural and Landscape Guidelines comprising a comprehensive design code.

**Changing Residential Development, Beijing, China** - Master Layout Plan and Schematic Landscape Design for a 9-ha mixed use site east of Beijing.

**Suzhou Industrial Park Administrative Center, Suzhou, China** - Master Layout Plan for a 40-ha administrative core within a regional industrial park east of Shanghai.

**CRLand Shahe Residential Development, Beijing, China** - Master Layout Plan for 45-ha mixed use site north of Beijing.

**Qingdao Maidao Residential Development, Qingdao, China** - Master Layout Plan and preliminary Urban Design Guidelines for 80-ha coastal site.

**Changing Masterplan, Beijing, China** - Master Plan for a satellite city east of Beijing, including design guidelines for the placement of the buildings, the distribution of public spaces and civic structures, and the form and quality of the urbanism.

Other relevant projects include:

**Briar Chapel - Chatham County, North Carolina**

**West Palm Beach Ballpark, West Palm Beach, Florida**

**Kentlands - Gaithersburg, Maryland**

**Miles Point - St. Michael's, Maryland**

**Mount Laurel - Birmingham, Alabama**

**Senen MA Antonio**  
Planner/Urban Designer

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**Education**

University of Hong Kong  
Master of Urban Design,  
With Honors  
1994

University of the Philippines  
Bachelor of Science in  
Architecture,  
*magna cum laude*  
1990

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**Registration**

Registered Architect,  
No. 11026,  
Philippines

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**Professional Affiliations**

Congress for the New  
Urbanism,  
Member

United Architects of the  
Philippines,  
Charter Member,  
Hong Kong Chapter

Senen Antonio is an urban designer/planner with over ten years of experience in providing master planning, urban design and integration of architectural concepts. His experience encompasses various master planning assignments for national and local governments in the United States and in Asia. His involvement in these projects range from broad community based planning and design concepts to development of site-specific planning solutions; integration of architectural conditions; supervision of deliverables; and project liaison with Client contacts and organizational representatives. His portfolio also contains a diverse range of private sector assignments, such as mixed use, commercial, industrial, leisure and residential developments. Mr. Antonio's experience includes:

**Brickell Village Streetscape Guidelines, Miami, FL** – Development of planning, urban design and landscape guidelines for streetscape improvements.

**Arapaho Bridge and Road Extension, Town of Addison, TX** – Master Plan, landscape and architectural concepts for the Arapaho Road corridor.

**City of Denton Facilities Master Plan, Denton, TX** – Preparation of an overall master plan for the coordinated development of city facilities in Denton.

**Collin Crossing, McKinney, Collin County, TX** – Land use concepts for 525-acre mixed use center within the city's regional employment center.

**Changying Residential Development, Beijing, China** – Master Layout Plan and Schematic Landscape Design for a 9-ha mixed use site east of Beijing.

**Suzhou Industrial Park Administrative Center, Suzhou, China** – Master Layout Plan for a 40-ha administrative core within a regional industrial park east of Shanghai.

**CRLand Shahe Residential Development, Beijing, China** – Master Layout Plan for 45-ha mixed use site north of Beijing.

**Qingdao Madao Residential Development, Qingdao, China** – Master Layout Plan and preliminary Urban Design Guidelines for 80-ha coastal site.

Other relevant projects include:

**Houston Metro, Houston, TX**

**Chatham Road South Landscape Study, Hong Kong SAR, China**

**Central Reclamation Phase III, Hong Kong SAR, China**

**Wan Chai Reclamation Phase II, Hong Kong SAR, China**

**Villamor Air Base Master Development, Manila, Philippines**

**Hong Kong Exposition, Hong Kong SAR, China**

**Lucena City Master Development Plan, Lucena, Philippines**

**Green Island Development, Hong Kong SAR, China**

**Wah Nan New Town, Wah Nan, China**

## **David Justin Carrico**

Landscape Designer / Illustrator

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### **Education**

Purdue University  
Bachelor of Science,  
Landscape Architecture  
1992

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### **Memberships**

American Society of  
Architectural Illustrators

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### **Awards**

Award of Excellence, AIP 16  
-Architecture in Perspective  
compendium 2001  
American Society of  
Architectural Illustrators

Mr. Carrico brings 10 years of experience in landscape architectural and architectural design development and planning in an urban design context. Skills as a designer include urban design, master planning, concept development, design rendering and illustration for traditional parks, new towns and urban infill, entertainment and mixed-use developments. His drawings, sketches and illustrations are used to express design concepts, details and to convey sense of place. His background in historic preservation, public markets and urban development in cities is a resource to focus on new projects in concept development and illustration. He has worked with and studied urban markets and their regional systems, downtown communities and various commercial centers in both metropolitan areas and distinct neighborhoods districts.

**St. Louis County Memorial Park, Clayton, MO** - Planning and urban design of County Government campus, streetscape, memorial plaza and new public park within a mature urban district.

**Winters Group Development, Marietta, GA** - New urban infill concept development and illustration for a program of residential, mixed commercial-retail and municipal buildings adjacent to an historic downtown core; master planning, concept design and enhancing the new town center.

**Cekmekoy New Town Development, Istanbul, Turkey** - Competition for mixed-type residential and town center development in state nature reserve land.

**Las Olas Boulevard Development Competition, Ft Lauderdale, FL** - Hall of Fame Partners Plan for urban infill residential development mixed-use commercial and International Swimming Hall of Fame.

**Fenton Olde Town, Fenton, MO** - Master planning for redevelopment of a historic river town center.

**Marriott Indianapolis Convention Center Hotel - Indianapolis, IN** - Streetscape, public plaza design development in a downtown context.

**Dubai Marina, Dubai, UAE** - Concept development, master planning and design for a multi-phased new residential city complex on the Arabian Gulf-promenade, municipal park and new deep ocean marina facilities for 50,000.

**The Detroit Metropolitan Tourism Plan, Detroit, MI** - Idea development, design and concept illustration for the Detroit Metropolitan Convention and Visitors Bureau report to Detroit on tourism and community development.

Other relevant projects include:

**East Coast Park, Marine Parade, Singapore**

**Bahrain New City Master Plan - Al Manamah, Bahrain**

**Consolidated Edison Site Competition - New York, NY**

**Gateway Mall Plaza - St Louis, MO**